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WARRANTY DEED ILLINOIS STATUTORY

TENANTS BY THE ENTIRETY



1521545063 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough Cook County Recorder of Deeds Date: 08/03/2015 03:02 PM Pg: 1 of 4

5. 0976 1/2

(The Above Space for Recorder's Use Only)

THE GRANTOR Capp Curver, a Single Man of 360 West Illinois, Unit 313, Chicago, IL 60654 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to David Duran and Samantha Duran, Husband and Wife, as Tenants of the Entirety of 65 East Monrow, Unit 4303, Chicago, IL 60603, Tenants by the entirety, as all a terest in the following described real estate situated in the County of, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION AFTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-09-131-008-1055

Property Address: 360 West Illinois Street, Unit 313, Chicago, II 60654

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2014 and subsequent years including taxes which may accrue by reason of new or additional improvements orring the year(s).

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13 day of 5u/v, 2015. (Seal)

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STATE OF ILLINOIS)
) SS,
COUNTY OF COOK)

See attached

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Capp Culver personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered in the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this	day of	. 2015.
Notary	Public	
O _J C	- 40.10	
00/		
NSTRUMENT PREPARED BY ffice of Michelle Laiss Vest Fullerton Avenue o, IL 60614	Ži.	

THIS INSTRUMENT PREPARED BY Law Office of Michelle Laiss 1530 West Fullerton Avenue Chicago, IL 60614

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

The Law office of Sam Macaluso 6345 3043 Joliet Road, Ste 102 Countryside, IL 60525

David Duran 360 West Illinois St eet Unit 313 Chicago, IL 60654

REAL ES	TATE TRANS	FER TAX	27-Jul-2015
10000		COUNTY:	321.25
		ILLINOIS:	642.50
17-09-13	1-008-1055	TOTAL: 20150701606343	963.75
	-		u-929-291-136

REAL ESTATE TRA	NSFFR TAY	
		27-Jul-2015
150	CHICAGO:	4,818.75
	CTA: TOTAL:	1,927.50
17-09-131-008-105	5 20150701606343	6,746.25
>1 000-103	³	1-748-949-888

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGE		CIVIL CODE § 1189
A notary public or other officer completing this certificat document to which this certificate is attached, and not the		
State of California) County of fanta Cruz)		
On July 13 2015 before me,	Steva Wan fee Here Insert Name and Title	<u>Cmanine</u> , of the Officer
personally appeared as Urr	ington Culv	er_
	Name(s) of Signer(s)	
who proved to me on the basis of satisfactory subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by his or the entity upon behalf of which the person(s) according to the person (s) according to the person (edged to me that ne/she/they s/her/their signature(s) on the in:	executed the same in
$T_{\mathcal{A}}$	certify under PENALTY OF PE of the State of California that the strue and correct.	
Commission # 2040514	AIT IESS my hand and official Signature Julius Que	Scalmaniae
My Comm. Expires Sep 7, 2017	Signature of	Notary Public
	4,	
Place Notary Seal Above	' '	
Though this section is optional, completing this fraudulent reattachment of this		
Description of Attached Document		(C)
Title or Type of Document:		
Number of Pages: Signer(s) Other Than	n Named Above:	
Capacity(ies) Claimed by Signer(s)	O'man and a Nigara	
Signer's Name: Corporate Officer — Title(s):	Signer's Name: Title	(a):
□ Partner — □ Limited □ General	☐ Partner — ☐ Limited ☐	
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorn	
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guard	dian or Conservator
Other:	Other:	
Signer Is Representing:	Signer Is Representing:	

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: UNIT NUMBER 313 IN THE SEXTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:PARTS OF CERTAIN SUBDIVISIONS IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99624458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2: THE RIGHT TO THE USE OF GARAGE SPACE G-131, A LIMITED COMMON Of Coot County Clark's Office ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

17-09-131-008-1055